

CASCADE COUNTY COMMISSION MEETING

Courthouse Annex- Room 111

(406) 454-6810 Phone, (406) 454-6945 Fax

Tuesday – July 24, 2011 – 9:30 AM

Attendees;

Madam Chair Weber, Commissioners Briggs & Salina, Tristan Riddell, Susan Connell, Bonnie Fogerty, Rina Fontana Moore & Brian Hopkins.

Attendees in Audience:

Monte Marzetta, Dave Quirk, Bill Rockett, Paul Fischer, Lin Martin, Pat Marzetta, Anton L. Spark, Tom Martin, Bob Edwards, Debbie Thomas, Shirley Baune, Bernee Baune, Nora Tietema, Andrew Miller, Ken Lieterna, Rob Rung, Brian Ruckeman, Nancy K. Brown, Frank Tuss, Alicia M. Thompson, Sheila Rice, Brenda Kukay, Jeff Jordan, Mari Buchanan, Dustin Nett, Wade Deboo, Rickey D. Linafelter, Joanie Carl, Mary Knaup, Dennis Knaup, Gary Ganagan, Kathy Paliga, Andrew T. Paliga & Brad Robinson.

CONSENT AGENDA:

Resolution 12-52: Budget Appropriation within the Finance Department to close F/Y 2012 non-used funds from delinquent taxes. Total Amount: \$17,919.

Contract 12-103: Cascade County Unclaimed Checks Write-Off as of June 30, 2011.

Outstanding warrants are one year or older.

Contract 12-104: Agreement between Great Falls Public Schools (GFPS), Weed & Seed and Cascade County. Effective Dates: August 29, 2012 – June 30, 2013. County Cost: \$55/per each GED test administered, not to exceed \$1,925 per contract year, and for test proctoring, not to exceed \$900 per contract year. (County cost is paid by the Inmate Welfare Fund).

Contract 12-110: Digital Imaging Agreement with Family Search International formally known as Genealogical Society of Utah. (No cost to County).

Contract 12-111: Contract by and between Cascade County Aging Services and Neighborworks for the Neighborhood Watch Program. Effective Dates: August 1st, 2012 – September 30th, 2012. Contract Amount: \$3,000.00.

Contract 12-112: Intoximeters 24-7 Program Agreement. Provides breath alcohol testing and remote monitoring of drug and alcohol use. Effective thru September 30th, 2014.

Board Appointment: Gore Hill Fire Service Area: John Haines & David Simanek (Term Expires: May 31st, 2015).

Chairman Weber noted that there were two positions open and only two people had submitted their names for appointment.

City-County Health Department

Contract 12-105: Department of Environmental Quality Contract #513001, Air Pollution Control Program. Effective Date: July 1st, 2012 – June 30th, 2013. Maximum Funding: \$13,734 (Federal: \$11,705, State: \$2,029, Local: \$6,764)

Contract 12-106: Task Order 13-07-5-01-007-0 Maternal & Child Health Block Grant Program. Effective Dates: July 1st, 2012 – June 30th, 2013. Total Amount Payable: \$96,299.00.

Contract 12-107: Task Order 13-07-4-31-007-0 Immunization Program. Effective Dates: July 1st, 2012 – December 31st, 2012. Maximum Total Amount Payable: \$14,421.00.

Contract 12-108: Amendment #1, Task Order 12-07-5-31-023-0 (MIECHV ID) Maternal, Infant & Early Childhood Home Visiting Infrastructure Development Project, Delivery of

Services: April 1st, 2012 – June 30th, 2012, extended to September 30th, 2012. (Ref: Contract #12-38 MIECHD ID, R0249972)

Contract 12-109: Task Order 13-07-6-11-008-01 Public Health Emergency Preparedness & Training. Effective Dates: July 1st, 2012 – June 30, 2013. Total Amount Payable: \$125,486.00.

Motion To Approve Carries 3-0

1. **Motion to Approve/Disapprove:** Amended plat of Lyman Tract 4-A1 – Final Plat
Tristan Riddell spoke and advised approval for the Lyman Amended Plat and noted that there were 11 conditions, all of which had been satisfied. Commissioner Briggs made a motion to approve.

Motion to Approve Carries 3-0

2. **Public Hearing:** Preliminary Plat of the Copper Basin Major Subdivision.

Madam Chair Weber closed the regular commission meeting and opened the public hearing at 9:48 am. At that time she disclosed that her husband Jim was a member of the Neighborworks board and because of that she had consulted with the civil attorneys about the possibility of a conflict of interest. She was told that they did not see a conflict and participate in the hearing.

Tristan Riddell gave a presentation on behalf of the planning department and also turned over several emails (attached at back of packet) that had not been previously viewed by the commissioners. *See exhibit "B" Also Petition exhibit "C"*

Commissioner Salina asked clarification on the size of the subdivision.

Tristan Riddell responded 18 acres and 22 lots. 21 residential lots and the remainder was the property the Moose Lodge occupied.

Commissioner Briggs questioned condition #17 and the mitigation. He asked why we would put a statement on the plat if TD&H had said that the land had proved adequate to build on.

Tristan Riddell mentioned that the information was an alert to future purchasers. He also said that the tests had shown that this soil type was prevalent in the entire Black Eagle area.

Madam Chair Weber asked if we require storm water treatment.

Susan Connell noted that the storm water approval came through the DEQ for disturbances of over one acre.

The Applicants Were Asked To Speak

Jeff Jordan – Neighborworks – 509 1st Ave South - *see exhibit "A"*

Jeff spoke on behalf of Neighborworks. He explained that this is a self-help program and that there had been thousands of homes built since the RD loan development. They had been working in Great Falls for 8 years and have completed 76 homes. Castle Pines was given as an

example. They take on 10 applicants each year and RD stays on as the bank and lender with these loans. This is not a hand out program but rather a hands up program. The families must give 30 hours per week up to 1200 hours to build equity and neighborhood relationships. The mutual self-help homes have seen minimal loss in the bad economy.

Neighborworks approached the Moose Lodge 3 years ago. The EPA was contacted right away. With the aid of the Moose Lodge, they applied for and received a Brownfield Grant. The grant was then put on hold as the entire area was placed on the federal government's superfund list.

He said that in dealing with the folks in Black Eagle, they had made several compromises one of which was giving the fire department and additional 20' plus changed hydrant locations to accommodate the fire department. They are going to pay cash in lieu of park land in the amount of \$7,400.00. They also agreed to give the county \$10,000 for an overlay of the county roads that will receive extra wear and tear. They are also planning to purchase the land around the storm water run-off easement areas. They have installed four monitoring wells and to this point there has been no water. They are willing to sell Lot 1 to the fire department but are not in the position to give the land away. He also noted that the EPA had deemed the site suitable to build on. He added that the bus stops are designated by the school district and that they have no control over that issue.

Commissioner Salina asked if RD was the lender who serves as the project inspectors.

Jeff Jordan said that Neighborworks will do monthly inspections and that they had also contracted with the city to come out and inspect the property on a fee basis.

Commissioner Briggs inquired about the time frame for build out.

Jeff Jordan responded that they will build ten homes the first year and eleven homes the second year.

Madam Chair Weber asked about a contractors travel route.

Jeff Jordan told the commission that the contractors will be required to use specific delivery routes in order to minimize road damage to multiple streets. He said that they are proposing that the county use the \$10,000 to overlay after the completion of construction.

Madam Chair Weber asked if they would be using 21st and how many people per household were they expecting.

Jeff Jordan responded that they would be using 21st and that the average size lot would be 7200 sf. They used travel figures of 2.36 people per household.

Wade DeBoo is the Regional Manager for TD&H and spoke on their behalf. He mentioned that he had gone to a half dozen community meetings. He said that they share the concerns of the Black Eagle residents. Everyone wants to see all of the issues properly addressed.

He said that TD&H had looked at the soil, the ground water the streets and the public sewer and water. They have exceeded all of the state and the county requirements for this subdivision. They did a geotechnical study that shows that the soils are similar to the surrounding area and that all of the constructions concerns have been addressed including the potential for springs.

Wade noted that the storm water would be moved to the ravine which would then move the water downstream. He noted that the soils are similar to those in the rest of Great Falls

Commissioner Briggs asked how much additional water would be collected in the detention pond because of the new hardened surfaces.

Wade DeBoo said that the detention pond was designed to fill during a storm and then be metered out over time.

Madam Chair Weber inquired about the drainage at 22nd and Chicago as well as 23rd and Chicago and the fact that the culverts were plugged.

Wade DeBoo said that they would place new culverts that would have three times the capacity. This should take care of all of the uncontrolled water in that area. He said that the new drainage was designed so that there would be no erosion.

Commissioner Briggs asked if this water was going to go into the storm drains.

Wade DeBoo noted that they will grade the lots for a planned run-off. He mentioned that this is an easy task since Neighborhood Housing would be building everything. He also said that this plan will not aggravate any off site run-off. Everything will be directed into the coulee.

Madam Chair Weber noted that in previous developments that there had been mold. She asked how they intended to deal with this, no basements?

Jeff Jordan said that positive drainage will definitely help move the water away from crawl spaces. They have also moved away from using passive crawl space vents and have moved to a fresh air circulating system. The homeowner will no longer have to go into the crawl space and open and close the vents seasonally.

Madam Chair Weber called Proponents to come forward.

Mari Buchanan – 1412 29th Ave South.

Mari said that she owned a home in the Castle Pines subdivision. She said that she had had to insulate in the middle of winter and that it was hard work but well worth it. She said that her social life had grown because of the involvement in the process. She said that there was great satisfaction and joy because of Neighborworks. She mentioned that she was both proud and grateful.

Sheila Rice - 913 3rd Ave North.

Sheila told the commission that she realized that the commission had been faced with a very controversial decision. She noted that Neighborhood Housing had been involved with over 250 homes in Cascade County and that they had made some mistakes. She also mentioned that the houses would be inspected monthly. She said that she understood that the community wanted them to fix up the older homes in Black Eagle, however, this program was for new homes only. She mentioned that they did offer a 1.5% loan for up to \$13,500.00 for home owners to fix up their existing properties.

Sheila said that this project would create 14 full-time jobs for the two years and bring \$3 million dollars into the community through the purchases. She also noted that the subdivision both met and exceeded all of the laws and requirements. She read a letter from a former Black Eagle resident that was looking forward to moving back to Black Eagle through this program. (The letter is attached at the back). She asked that the commission approve the Copper Basin Subdivision.

Madam Chair Weber announced that there would be a 10 minute recess before the opponents spoke. The break took place at 11:03 am.

The meeting re-convened at 11:13 am and Chairman Weber called for opponents.

Monte Marzetta – 2219 Chicago Ave.

The folks in Black Eagle have met several times and when the meetings are over, the people are still opposed. The roads are bad and even if you choose to improve them are you going to approve the under layers? What about the retention pond? He said that Castle Pines is nice, but... The infrastructure is not good. There are parking problems and problems for emergency vehicles. Please vote against.

Andrew Miller – 608 23rd Street.

Agreed with Marzetta. The streets are in bad shape. The culvert is not plugged it just doesn't work. He personally opposes.

Frank Tuss – 3122 Lower River Road.

He would like to see concept drawings of the streets, curb & gutter and the sidewalks. He asked if there was going to be underground utilities and mentioned that he is opposed to the lack of curb and gutter. He said that \$10,000 for road improvement was nothing. He said that they just paved the basketball court at the Black Eagle court and it cost \$9000.00. He mentioned that Castle Pines had the improvements in place before Neighborworks ever became a partner. The residents just don't want this the way it is.

Kathy Paliga – 2215 Summit Drive

She noted that the Moose administration had told her 3 years ago that this project was going through. She wanted to mention that she is really opposed.

Bernard Baune – 4014 21st Street.

It is his understanding that there will be no curbs, sidewalks or grass.

Sheila Rice interjected that the streets would be paved.

Bernard Baune doesn't believe that this will add to Black Eagle. He commented on the seepage along the hillside. He said that he has had problems since 1955. He noted that there was a two-inch clay layer on his property that holds the water in. He feels that the value of his property will go down.

Brian Ruckman – 628 22nd Street & 2100 Colorado.

Concerned about the retention pond. The water is diverted into the coulee. The pond has not been previously disclosed. This is new to the conversation. Brian stated that he was a member of the Moose Lodge. He asked where the water eventually would go because the drainage at the bottom of the coulee is not maintained by the county. The culvert directs the run-off from the golf course and only a small portion of the water is directed downstream. He mentioned that his father has been cleaning that culvert out over the years. His opposition is over the retention pond because it is a detriment to the area. He noted that there were legal issues that would need to be addressed.

Kenneth Peterman – 410 21st Street.

He stated that everyone wouldn't be here if Neighborworks had just been friendly neighbors.

Tom Martin – P.O. Box 533 – Black Eagle Fire Department

Tom said that the Moose Lodge was going to donate 20' to the fire department two years ago. He said that the fire department cannot afford to build a retaining wall, nor can they afford to buy the lot. In the future, they might want to build onto the fire department and would have to request a fee increase and that would be unfair to taxpayers if they had to build elsewhere because there was no room for expansion because of the subdivision. The additional 20' in the back doesn't help. The water drainage is also an issue. I am not for this project.

Nancy Brown – 1903 Smelter.

Has schooling concerns. My sons are in 4th grade and they are already in a class of 30 kids. Are we going to have to bus our children? Will we have to split our children up?

Lynn Martin – 2233 Smelter.

What is the no build zone?

Tristan Riddell said that this is a recommended condition of approval.

Lynn Martin noted that she was a nature buff and that this area was a wetland with many animals and birds. She said that she found two species of concern, a hawk and a spotted skunk. She said that the Moose Lodge land is for sale. She also stated that she knows Sheila Rice and wishes that she could be a backer for this project, but she just can't.

Frank Tuss – for his last two minutes.

He said his son got a Neighborhood Housing house on the south side. He said that there were problems with the foundation. He was told by Neighborhood housing that two years had elapsed and that they no longer have any responsibility. Who do people complain to? He said that his son had to take a loss. Who will look after these people?

Rick Linafelter – 401 17th Street.

On 17th Street there are four homes and there was no over site and they now have foundation problems. They didn't tap each property; they only extended a 2" line across the street from the 6" main. Where do the reserve funds come from to fix the water and sewer. He also commented on the fact that the roads are not big enough. He said that he had been sued over the size of the roads. The gravel wash-outs are still there from the last storm. There needs to be curbs and sidewalks.

Paul Fischer – 1100 4th Ave North.

He noted that some of the Neighborworks houses have mold issues and the mold doesn't come from groundwater. The problems came from snow run-off. He said that he had done the duct work in some of the Neighborworks homes and the homeowners did not know for six months that there was a mold problem. It wasn't from the lack of ventilation but the fact that they lacked the ability to build homes. He also commented on the fact that Neighborworks was overseeing the monitoring wells and thought that that might be a conflict of interest. He mentioned that the \$10,000 for the overlay was not enough and asked how much an overlay would actually cost. He said that the transportation impact was not accurate because it was done during the construction of Smelter Ave. He said that the park didn't want the \$7400 offered because he thought the money could be put to better use.

Informational Witnesses

Monte Marzetta – 2219 Chicago Ave.

He stated in regards to the water district, this project would be under the water district. If the project fails, there are a number of people that would like to purchase the property.

Madam Chair Weber and if the utilities would be above ground.

Wade DeBoo said that yes, the utilities would all be above ground.

Madam Chair Weber inquired about the landscaping.

Sheila Rice said that the homeowners would have to landscape themselves.

Madam Chair Weber also asked about the retaining wall for the fire department.

Sheila Rice said that there was only a need for a retaining wall if the fire department wanted to expand and level out their property.

Madam Chair Weber asked about warranty beyond the construction period.

Sheila Rice responded that these homes are owner built and that the owners are considered the contractors. She said that there is no doubt that Neighborworks has had problems in the past and that they are working on fixing them.

Madam Chair Weber asked if the detention pond was new to the project.

Wade DeBoo said that the concept had been a part of the project since the beginning. It is required by the state.

Commissioner Salina asked again why the detention pond had been mentioned so late in the project.

Sheila Rice echoed Wade DeBoos comments in the fact that the pond had been part of the project since the beginning. She also stated that they have an agreement with the Moose Lodge to purchase the areas of easement that involve the drainage and the pond.

Madam Chair Weber asked about the schools.

Sheila Rice said that they had contacted the school district and had no response. She also mentioned that the school district was responsible for designating the bus stops and that they had no control over that.

Madam Chair Weber asked how the home-owners association would work.

Sheila Rice said that the county required the association. She mentioned that the assessment would be built in to the budget for the homeowners. The payment to Neighborworks would be automatic.

Commissioner Briggs asked about the traffic study.

Tristan Riddell from the planning department said that some of the road counts had been taken in 2009 on 25th Street and the Smelter counts had been taken in 2011. The traffic counts were conducted by the City of Great Falls.

Madam Chair Weber asked the planning about the species of concern.

Tristan Riddell from the planning department said that the reports showed no findings of concern. He also said that FW&P had had no concerns.

Commissioner Salina asked if someone could elaborate on the retention and the runoff.

Wade DeBoo said that while TD&H appreciates everyone's concern, they are comfortable with their design. The developer just cannot address all of the existing problems in the community, but this should help mitigate some of the water concerns.

Madam Chair Weber took the opportunity to thank the audience for their conduct during the public hearing.

The public hearing was then closed at 12:24 pm.

Madam Chair Weber mentioned that she would like to take this project under advisement and Commissioners Briggs and Salina were in agreement.

Commissioner Briggs said that he had taken six pages of notes and that the MS4 permit was a concern for him. He apologized to the audience because he said that he understood that they were seeking a decision. He said that they should set a special meeting for the following week. He did say that no action was required.

Madam Chair Weber said that she has concerns over the information that was heard during the meeting and needs time to go over it with the planning staff.

Commissioner Salina noted that he appreciated the participation from everyone and that this would not be an easy decision. He, too, would like to postpone the decision.

The meeting was adjourned at 12:29 pm.

After adjournment, Commissioner Briggs cautioned the audience that they could no longer discuss this issue, so please no phone calls. He also asked that no one stop any of the commissioners on the street to discuss this as it had to be erred in the public eye.

Summary of Meetings with Black Eagle Residents and NeighborWorks Mutual Self-Help Homes Proposal near the Moose Lodge

Representatives from the Black Eagle community, NeighborWorks and TD&H met three times during the month of April 2012 to discuss the Mutual Self-Help Home project proposal near the Moose Lodge. The objective of the meetings was to exchange information about community concerns and details about the proposed design. Meetings were held on April 2, April 24 and April 30, 2012 at the Black Eagle Community Center. Although the attendance varied slightly at each meeting, a core group of individuals attended every session. A facilitator acted as a neutral party to ensure all had equal participation and that each meeting's discussion was documented. This report documents the conversation from the three meetings.

Proposal Summary – NeighborWorks Great Falls proposes to purchase property from the Moose Lodge for the purpose of constructing 21 Mutual Self-Help Homes. Homeowner applicants would be approved by Rural Development to ensure they have the financial capability to purchase a home. Homes would be constructed in two phases over a two year period (ie. construct 10 homes one year and 11 homes one year). Each homeowner would be required to invest "sweat equity" into building their series of homes. All homeowners help construct the homes of their soon-to-be neighbors, thus developing an esprit d'corp or neighborhood bond. Homeowners would all move into their homes only after all 10 homes/ 11 homes in their phase are completed. The project proposal will follow the Cascade County process for subdivision review, public comment, and decision.

Attendance at the April 2nd Meeting: Monte Marzetta, Ken Tietema, Don Hesse, Tom Martin, Paul Fisher, Mark Grasseschi, Nancy Brown, Sarah Peck, and Mary Ann Cosgrove from the Black Eagle Community; Jeff Jordan and Sheila Rice from NeighborWorks; Wade DeBoo from TD&H; and Gary Schlaeger, a member of the Moose Lodge.

Attendance at the April 24th Meeting: Monte Marzetta, Ken Tietema, Don Hesse, Brian Miller, Debbie Thomas, AJ Miller, Joanie Carl, Paul Fisher, Mary Ann Cosgrove, and Kathy Paliga from the Black Eagle Community; Jeff Jordan and Sheila Rice from NeighborWorks, and Wade DeBoo and Dustin Nett from TD&H. Note: Tom Martin attended for a short time until he was called away.

Attendance at the April 30th Meeting: Monte Marzetta, Ken Tietema, Don Hesse, Tom Martin, Paul Fisher, Mark Grasseschi, Rick Linafelter, Sarah Peck, and Kathy Paliga from the Black Eagle Community; Jeff Jordan and Sheila Rice from NeighborWorks, and Wade DeBoo and Dustin Nett from TD&H.

Working Relationship: At the first meeting, the group defined how the group would interact during the meetings. This list was posted on the wall at each meeting.

- One person will speak at a time
- Everyone will be treated with respect
- Try to end the meeting at 7:00 p.m. if possible each time
- Agreed to have honesty between each other at all times

Meeting Objective(s): At the first meeting, the group identified the following objectives for their meetings.

1. Get to know each other
2. Identify items that need discussion regarding this Mutual Self-Help home development proposal

therefore, the members have asked that the current buy-sell agreement be revised to include the local Moose lodge address. As a formality, the membership of the local Moose Lodge will vote on this purchase agreement on Tuesday, May 1, 2012.

Monte Marzetta reported that the Moose Lodge will not be voting at its May 1, 2012 meeting. Instead a notice will be mailed to Moose Lodge members seven days in advance of the vote. Since Monte is a member and has not yet received a written notice, he assumes it is unlikely that the vote will happen on May 1, 2012. (Update note: Membership vote meeting will be held on Tuesday, May 8th)

4. The NeighborWorks project in Castle Pines was annexed into the City of Great Falls. Will this new development be annexed by the City after it is built?

No, it is not the intent of NeighborWorks to annex this housing development into the City.

5. Will there be 21 houses built? Could there possibly be fewer homes to allow for larger yards?

Financially, the project would not be affordable if less than 21 houses are built.

6. Black Eagle residents want any new development to be part of their existing community. Will the NeighborWorks project be a gated community?

This project is not a gated community. NeighborWorks has seen where residents of Mutual Self-Help developments have a very "community-minded" attitude. This development is meant to be part of the greater Black Eagle community, and Sheila Rice anticipates most new residents will want to take part in Black Eagle events, committees, and projects.

7. Stormwater cannot be transported from the sump pumps into the sewer. The water must go into a detention pond. Black Eagle residents are charged for sewer by the volume transported and the community does not want to pay additional volumes. What are NeighborWorks plans, is the current design accommodating this need to avoid additional sewer load?

NeighborWorks has no intention of connecting stormwater runoff into the sanitary sewer; it is planned to go into the storm drains. NeighborWorks is aware that the sump pump water must be transported to the detention pond(s) and designs call for water to go into the detention ponds. Jeff Jordan reported that TD&H installed four monitoring wells in the proposed detention areas and testing done since February 1, 2012 has shown them to be dry. Don Hesse reminded the group that we've had a very dry winter, and his comment was acknowledged.

The following discussion relates to Questions 7 and 11. Water currently runs straight down the road in the vicinity of Chicago Avenue and 23rd Street. TD&H plans to install a new culvert at the intersection of Chicago Avenue and 23rd Street. The existing culvert running north/south across Chicago Avenue is full of debris and does not currently function properly. The existing culvert will be replaced and the area re-graded so the water will be channeled into a drainage ditch. Both Monte Marzetta and AJ Miller have concerns because water has been coming into their basements since the Moose Lodge temporary construction road was constructed east of the Chicago Avenue/23rd Street intersection. They expressed concern that additional fill from the new homes may exacerbate the water problem. TD&H explained that a ditch will be installed between Lots 6 & 7 to capture water and direct it to the planned

Eagle during 2011). A second round of sampling was also done to the roadways in the proposal area.

11. Over 10 years ago when fill material was applied east of Chicago Avenue and 23rd Street to fill the Moose Lodge area, people on Chicago Ave had flooding in their basements. The water was tested and was not city water more likely spring water. How much more fill will be needed for the roads in this development and how will this additional fill affect the residents of Chicago Ave?

See discussions in Question #7 also. The elevation drops off rather quickly and it is ineffective to attempt to "cap off" water on the downhill side. TD&H plans to direct runoff through culverts and roadside ditches within the new development.

AJ Miller again expressed concerns about water in basements, particularly in the vicinity of 23rd Street and Chicago Avenue. He reported that when the Moose Lodge filled their area and also filled to extend Chicago Avenue, it created basement water problems for some in the neighborhood.

TD&H explained that they plan to replace the old asphalt at the intersection of Chicago Avenue and 23rd Streets and to remove the old, illegal Moose Service Road. The extension of 23rd Street will change the road profile to eliminate existing sags that pool water and create ditching on both side of 23rd Street to transport the water away from the area. In addition, a new drainage ditch will replace the illegal service road to direct storm water from the east side of the existing 23rd Street to the park area, ultimately discharging at the proposed detention pond.

12. Has a study been done by TD&H on the storm drain north of the Fire Department and on 22nd Street; also for the sanitary sewer from 21st down to Colorado Ave.?
TD&H said they have followed the Department of Environmental Quality (DEQ) guidelines for addressing runoff from drainage basins that discharge into the subdivision. He also reported that the Black Eagle Sewer and Water District sent them a letter confirming the current sanitary system has enough capacity to handle the anticipated volumes from the additional homes (letter dated March 16, 2012). Additionally, the Black Eagle Water and Sewer District engineer of record provided a letter concurring that the sewer system will not exceed its capacity as a result of the subdivision.

Don Hesse expressed some concerns about the 90° angles in the sanitary sewer system. Don was tasked to contact the Water/Sewer District to determine if there is any issue and to have the Water/Sewer District document any new issues via a letter to TD&H.

13. Where is the anticipated main flow of traffic? Will Chicago Ave, Montana Ave, and 21st St be the main traffic flow? How will the additional traffic affect Black Eagle's current road conditions?
TD&H reported having done a traffic impact study to predict the traffic flow changes caused by the project. The County planning staff asked TD&H to determine the Level of Service at the intersection of 15th and 25th Streets (Chicago turns into 25th Street). The study is included in the application package submitted to the Planning Dept. TD&H has been doing early morning and early evening traffic counts to help predict the travel impacts. Joanie Carl

18. Is the community of Black Eagle welcome to use the new park? Who is responsible for maintaining the new park?

There was some question whether the County requires the park to be developed or just remain as green space. If the area is developed as a park, the maintenance responsibility will rest with NeighborWorks temporarily until the development is complete and the homes are transferred to the individual owners. At that time, the responsibility for park maintenance will be transferred to the Home Owners Association. The Association would assess themselves a fee to finance the upkeep. Paul Fisher said maintaining parks is a very expensive endeavor. Sheila Rice asked Paul if he would be willing to help her staff draft a park maintenance budget and Paul agreed he would help.

Sheila Rice asked whether the Black Eagle residents prefer this park to be open to everyone or whether they prefer it to be managed for use only by the new residents in the Subdivision area. Her impression from the April 2nd meeting was that the Black Eagle community would want any new park to be open to everyone in Black Eagle and the greater Great Falls area too. Now, she is unclear whether this is the case and perhaps the Black Eagle residents want the park to only be used by the subdivision residents. Paul Fisher said it would be difficult to restrain outsiders from using the park, as many people enter the current Black Eagle park even after-hours.

Mary Ann Cogrove feels parking is no small matter, because many people do not like strangers parking in front of their homes and that is what will happen with the proposed new park. She broached the idea of instead of developing a park similar to the existing Black Eagle Park, that perhaps a riparian way and wetland could be developed in part of the ravine and include a walking access to the River's Edge Trail. She feels this might be a better use of park development funds.

It became obvious that more work/research is needed on this park issue, so some assignments were made:

- 1) NeighborWorks will verify with the County what the requirement is for the open space/parkland (does it need to be developed)*
- 2) NeighborWorks will find out what options are available for this parkland*
- 3) NeighborWorks and the Black Eagle community will explore whether funding could be found and used for the riparian way/wetland concept instead of a traditional park*
- 4) Black Eagle residents will poll their residents at an upcoming Community Meeting to see how people feel about the park being a). open to everyone in the BE community and beyond or b). only available for residents of the proposed subdivision*

AJ Miller asked whether the park location could be moved, and TD&H explained that there is no other suitable topography in the area to meet the needs of a park setting.

Dustin Nedd reported that the use of the ravine for a riparian way/wetland area would need consideration by the Department of Environmental Quality, since the area is within the Superfund site.

New developments must follow the County subdivision regulations/requirements. The new roads within the proposed subdivision will be the responsibility of the Homeowner's Association (ie. extension of Butte Ave and 23rd Streets within the subdivision).

It was unclear how the fees would be collected (ie. Homeowner's Association collecting the fee, an assessment on home escrow or as a County tax). ACTION ITEM: NeighborWorks will find this out.

23. *Snow removal at the Fire Station has always been pushed off the south and east sides. Will that snow removal routine become a problem if the NeighborWorks project is developed? There was considerable discussion regarding the removal of snow at the Fire Station. Currently snow is pushed off the south and east of the property and during heavy snowfalls is deposited on the land identified in the proposed development as Lot #1.*

Black Eagle residents are concerned that there may not be enough space to deposit the snow during high snowpack winters. Also concern that Lot #1 may be susceptible to drainage problems and the Fire Department does not want to be liable for water issues from snowmelt deposited near the lot. The Fire Department suggested that a berm may be needed to ensure the snowmelt drains into the planned drainage infrastructure. Concern was expressed that the Fire Department needs access around its property and they need a place to deposit the snow. The Fire Department cannot deposit snow on another's property; it was suggested that perhaps Lot #1 could be purchased by the Fire Department. ACTION ITEMS: 1). TD&H will relook at their design to determine whether a berm is possible and whether it would be effective in diverting snowmelt. 2). NeighborWorks will look into the possibility of pricing Lot #1 so that the Fire Department might be able to purchase the lot or a portion of the lot.

24. *Are sidewalks planned for 21st Street and along Chicago Ave? School children now walk from 23rd Street to the Moose Lodge to catch the bus. Sidewalks would be a safety measure. There are no plans or requirements for sidewalks and/or curbs in a County subdivision. The proposed project does include five-foot gravel walkways down 23rd and along Butte Avenue within the development. Children who access the school bus from north of the proposed development would be welcome to walk through the development along these walkways to access the school bus at 21st Street and Montana Avenue. One suggestion was made to request the school bus stop be changed to the intersection of 21st Street and Butte Avenue so the children do not need to walk down 21st Street where no sidewalks exist.*

Sarah Peck suggested that the community could consider requesting CDBG funds for sidewalks along high priority existing roadways in Black Eagle. She also indicated that the TAG team (Technical Assistance Group) associated with the SuperFund Cleanup might be able to include this item in their re-development plans.

Driveways to each home will be concrete.

Fencing is planned along the backside of Lots 19, 20, and 21 to provide separation from the Moose Lodge property.

25. *If 42 additional children move into this proposed development, how will school bus routes be affected?*

3. **NeighborWorks and the Black Eagle community** will explore whether funding could be found and used for the riparian way/wetland concept instead of a traditional park. **IN**

PROGRESS

4. **Black Eagle residents** will poll their residents at an upcoming Community Meeting to see how people feel about the park being a). Open to everyone in the BE community and beyond or b). Only available for residents of the proposed subdivision. **IN PROGRESS**
Monte Marzetta will discuss this item at the upcoming Black Eagle Civic Club meeting on May 2, 2012 to get a sense of what the current Black Eagle residents prefer. Sheila Rice said that NeighborWorks prefers the park be open to everyone (public park), but will await the outcome of the discussions and preference of the Black Eagle residents.

Action Item Assignments from April 30, 2012 meeting:

1. **Monte Marzetta** to add an agenda to the May 2, 2012 meeting asking Black Eagle residents whether they prefer the proposed parkland be open to the everyone (public) or available only for the new residents of the proposed subdivision.
2. **Monte Marzetta** to ask at the May 2, 2012 meeting whether residents prefer an open grassland area or a fully developed park in the proposed subdivision.
3. **NeighborWorks** to find out how the assessments would be collected to ensure fees are available for road maintenance within the proposed new development.
4. **TD&H** to determine whether a berm on the backside of the Fire Department might help with the issue of snowmelt and snow removal.
5. **NeighborWorks** to explore whether the pricing of Lot #1 could be within reach of the Fire Department's capability to purchase.
6. **Monte Marzetta and the TAG committee** to look at future of Black Eagle community.

Next Steps

At the April the meeting, the group discussed what can be done to help others in the Black Eagle Community learn from the discussions held during these three meetings. The following was decided:

1. **Monte Marzetta** will organize and lead a general public meeting for the Black Eagle Community (either a special public meeting or at the June BE Civic Club meeting).
2. **Sheila Rice** would contact Jim Helgeson and determine whether a notice could be added to the upcoming newsletter to include 1). Information about where to find this summary report AND 2). Notice of a public meeting to discuss these findings.

LIST OF ATTENDEES	
1. Paul Fisher	
2. Wade DeBoo	
3. Mary Ann Cosgrove	
4. Don Hesse	
5. Tom Martin	
6. Nancy Brown	
7. Sheila Rice	
8. Mark Grasseschi	
9. Monte Marzetta	
10. Ken Tietema	
11. Gary Schlaeger	
12. Debbie Thomas	
13. Sarah Peck	
14. AJ Miller	
15. Joanie Carl	
16. Brian Miller	
17. Kathy Paliga	

To Build a Dream in Black Eagle

Hi, my name is Jennifer Chesterfield I work at Credit Associates. I have 3 beautiful children, Mystika age 13, Trinity age 11 and my little Man Tristan age 5. We have lived in the home we are currently at for 7yrs. Before that we lived in Washington only for about a year, just too rainy and not much out there for us!! Before moving to Washington we lived in Black Eagle. Black Eagle to us is more than a place we used to live- its home. When I was Born, I was brought to my parents 1st and only home in Black Eagle, where my father still lives today. Right down the street from my father's is my grandmother's house where she has lived for so long. Still today it is full of the same people that watched me grow from baby to child to teen to adult to mother. It would mean so much to build a home there, to not only me and my children but to the rest of our family and friends. It also is where I met my Children's father and his family, which are also still currently living there today (more family!!!). So for us to be surrounded by not only our family but friends and such familiar faces that we have known for so long would mean the world. I also think once family and friends of family spread the word of what kind of program this is and what kind of help I'd be receiving, I think a lot of minds in Black Eagle would change in favor of what your program is and what you really do for people and for the community. But in all, just to be able to build our dream no matter where we are would still mean so so very much. So I would like to thank you for taking the time to listen to me and taking me into consideration for your program.

Thank You So Very Much
Jennifer Chesterfield
7/15/10

Riddell, Tristan

From: Dustin Nett [Dustin.Nett@tdhengineering.com]
Sent: Tuesday, June 05, 2012 8:15 AM
To: Kurt Marcoux; Mick Johnson; Stephen Prinzing
Cc: Riddell, Tristan; JJordan@nwgf.org
Subject: RE: Copper Basin Subdivision EQ#12-1443

Mick,

Yes. Our storm drain report and system design adheres to Circular DEQ 8 and Jim K. with MDEQ has preliminarily approved the storm drain, water and sewer systems. He is only awaiting the County to issue preliminary plat approval before he will formally approve our comprehensive subdivision application.

Thank you,

Dustin Nett, PE | Senior Municipal Engineer

TD&H Engineering

1200 25th St S. | Great Falls, MT 59405

t:406.761.3010 | c:406.799.6638

www.tdhengineering.com

>>> "Johnson, Mick" <mijohnson@mt.gov> 6/4/2012 5:06 PM >>>

Did you provide the documentation that meets DEQ 8 Requirements? When I spoke last with Tristan he indicated that they require the DEQ 8, if they are happy we are too, Mick

From: Dustin Nett [<mailto:Dustin.Nett@tdhengineering.com>]

Sent: Monday, June 04, 2012 11:24 AM

To: Johnson, Mick

Cc: Tristan Riddell; JJordan@nwgf.org

Subject: Fwd: Copper Basin Subdivision EQ#12-1443

Mick,

Attached is a draft review letter from MDEQ for the Copper Basin Subdivision. As comment #4 notes, they will not provide an official approval until we have received Cascade County Commission approval. That is the only outstanding documentation necessary for MDEQ approval. They have no issues with our water, sewer or storm drain systems. I hope this sufficiently addresses MDT's storm water concerns. Please let me know if you need anything further or have questions.

Thank you,

Dustin Nett, PE | Senior Municipal Engineer

TD&H Engineering

1200 25th St S. | Great Falls, MT 59405

t:406.761.3010 | c:406.799.6638

Riddell, Tristan

From: Clifton, Brian
Sent: Friday, May 18, 2012 1:20 PM
To: Riddell, Tristan
Subject: Fwd: Black Eagle Properties around the Moose Lodge

Follow Up Flag: Follow up
Flag Status: Flagged

Brian

Begin forwarded message:

From: Charles Coleman <Coleman.Charles@epamail.epa.gov>
Date: May 18, 2012 1:18:19 PM MDT
To: "Weber, Jane" <jweber@cascadecountymt.gov>
Cc: "Clifton, Brian" <bclifton@cascadecountymt.gov>, "Hopkins, Brian" <bhopkins@cascadecountymt.gov>, "Salina, Bill" <bsalina@cascadecountymt.gov>, "Briggs, Joe" <jbriggs@cascadecountymt.gov>, "Thiel-Schaaf, Kimberliegh" <kthiel-schaaf@cascadecountymt.gov>
Subject: Re: Black Eagle Properties around the Moose Lodge

Jane,

Sorry for missing you. The following is a brief response to your questions. I would like to discuss this further with you.

1. EPA conducted a removal action to remove elevated lead greater than 400 ppm from the surface to 42 inches. Removal action was conducted on approximately 7 lots. (ref: Nov. 15, 2011 completion letter)
2. The Brownfields sampling looked at standard metals including arsenic. I don't believe they looked at PCBs. Arsenic levels (all below 100 ppm) did not warrant a removal action. (ref: action memo)
3. EPA has determined that the site is suitable for residential development. I believe HUD agreed with our determination. (ref: HUD letter)
4. Once a Record of Decision is completed for residential soils, and depending on that decision, it is possible that new yards will need to be tested and/or cleaned up in accordance with that ROD. However, the removal action that was completed was intended to be consistent with this future ROD.
5. The yards/homes would not be considered to be caps. Our current understanding of the site is that all contaminated materials (posing risk) have been removed and that the remaining soils do not pose a risk.
6. The Moose Lodge area is still within the scope of the future ROD. This ROD will govern what future actions, if any, are required.

I hope this gives you the information your looking for. I would be happy to discuss further and/or provide you with any of the reference documents. Also, if you need this in a letter I would be happy to facilitate.

I will try to call you on Monday.

Riddell, Tristan

From: Dustin Nett [Dustin.Nett@tdhengineering.com]
Sent: Monday, June 18, 2012 9:46 AM
To: Riddell, Tristan
Subject: Fwd: RE: RE: NeighborWorks Subdivision 11-297 (UNCLASSIFIED)
Attachments: Fwd: RE: RE: NeighborWorks Subdivision 11-297 (UNCLASSIFIED)

Tristan,

Attached is the correspondence between the ACOE, TD&H and DEQ regarding wetlands. I interpret the last statement from John at the ACOE that they do not have regulatory authority since it is a SuperFund site. Is this sufficient to address the wetlands delineation comments?

Thanks
Dustin

Confidentiality Notice: This message, including attachments, is for the use of the intended recipient(s) only. I apologize if you receive this message in error. Please delete it immediately. See <http://tdhengineering.com/confidentiality> for our confidentiality policy.

-----Original Message-----

From: Debi Pace [mailto:Debi.Pace@tdhengineering.com]
Sent: Thursday, April 19, 2012 8:18 AM
To: Short, John NWO
Subject: RE: RE: NeighborWorks Subdivision 11-297 (UNCLASSIFIED)

Yes is it within a Superfund site. Dick Sloan from DEQ Superfund bureau said that any wetland delineation would take place by them during their work.

Debi Pace, EI | Civil Engineer
TD&H Engineering
1200 25th St S. | Great Falls, MT 59405
t:406.761.3010
www.tdhengineering.com <<http://www.tdhengineering.com/>>

>>> "Short, John NWO" <John.P.Short@usace.army.mil> 4/19/2012 8:13 AM >>>
Classification: UNCLASSIFIED
Caveats: NONE

Hi Deb,

Is the proposed development within a super fund site? If so, this would be a CERCLA situation if it is not, a wetland delineation would be needed.

Thanks

John

-----Original Message-----

From: Debi Pace [mailto:Debi.Pace@tdhengineering.com]
Sent: Tuesday, April 17, 2012 9:20 AM
To: Short, John NWO
Subject: Fwd: RE: NeighborWorks Subdivision 11-297

Hi John

I spoke with Dick Sloan from the DEQ Superfund Project Manager about the potential for wetlands and the need for a delineation. He provided me with the following regarding wetlands.

Debi Pace, EI | Civil Engineer
TD&H Engineering
1200 25th St S. | Great Falls, MT 59405
t:406.761.3010
www.tdhengineering.com <<http://www.tdhengineering.com/>>

>>> "Sloan, Richard" <RSloan@mt.gov> 4/17/2012 9:13 AM >>>

Debi,

In late 2011 the EPA completed a removal action on portions of the property that the Moose Lodge intends to sell to Neighborworks for residential development. The EPA and the DEQ agree that the proposed subdivision is suitable for

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

JUL 20 2012

Exhibit "C"

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.

Printed Name	Signature	Address	Comment	Date
Nora Tietema	Nora Tietema	410 21st St. Bl Eagle	100% against	7-16-12
Ken Tietema	Ken Tietema	410 21st St. Bl Eagle	totally against	7-16-12
Jeffrey Brown	Jeffrey Brown	338 21st Street Black Eagle	100% against	7-16-12
MARY BROWN	Mary A. Brown	328 21st St. Bl Eagle	100% AGAINST!	7-16-12
Brian Kaiser	Brian Kaiser	1920 Mont Ave B. E.	No Thank You!	7-16-12
Sharon Miller	Sharon Miller	1905 Mont Ave B E	100% Against	7-16-12
Brian Miller	Brian Miller	1905 Montana Ave B.E.	100% Against	7-16-12
C. Strong	C. Strong	2000 Jasper Rd	100% Ag	7-17-12
Greg Smith	Greg Smith	1621 Montana Ave	Not For AT ALL!	7-16-12
Velores Smith	Velores Smith	1621 Montana Ave	AGAINST!	7-16-12
John Foster	John Foster	1754 MT. AVE	AGAINST	7-16-12
Janet Lanes	Janet Lanes	1916-MT Ave	Against	7-16-12
Harvey Spragg	Harvey Spragg	1718 Mt Ave.	Against	7-16-12








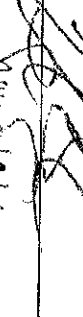

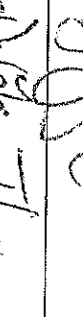
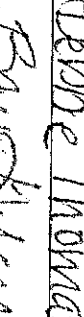
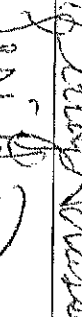
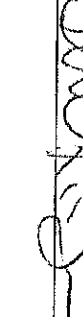
Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.		
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.		

Printed Name	Signature	Address	Comment	Date
DAVID J QUINN	<i>David Quinn</i>	324 21 st St, Black Eagle, MT	NO TO Copper Basin Subdivision	6-16-2012
KAREN M. QUICK	<i>Karen M. Quick</i>	316 31st St Black Eagle, MT	Think of water, Sewer Residue Not good	7-16-2012
WALTER LAHR	<i>Walter LaHR</i>	1923 modern ave, mt, Black Eagle	Totally against this	7-16-2012
GERRI LAHR	<i>Gerri LaHR</i>	1923 modern ave, mt, Black Eagle	Not for this (water)	7-16-2012
Ken Baane	<i>Ken Baane</i>	38 Riverview Dr W	Absolutely NO	7-16-2012
MIKE EHRNE	<i>Mike Ehrne</i>	1427 Clelland Dr.	Infrastructure can't support	7-16-12
Shirley Baane	<i>Shirley Baane</i>	414 24 th St Black Eagle	Absolutely Not for it	7-16-12
Bernard BAANE	<i>Bernard Baane</i>	414 21 st St Black Eagle	NO It will be a waste of money	7-16-12
SUSAN OLSON	<i>Susan Olson</i>	10613-1st St Black Eagle	Totally against	7/16/12
BILL LOCKETT	<i>Bill Lockett</i>	520 21st St Black Eagle	Totally against	7/16/12
Maile Lockett	<i>Maile Lockett</i>	520-21st St Black Eagle	Absolutely Totally against	7/16/12
LISA PELISSON	<i>Lisa Pelisson</i>	572 21st St BE	Totally Against	7/16/12
RAEH PETERSON	<i>RaeH Peterson</i>	522 21st St BE	Against	7/16/12

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.

Printed Name	Signature	Address	Comment	Date
MICHAEL MARRAZZINI		2219 CHATEAU AVE PO BOX 2482 BLACK EAGLE 59414	21 HOMES IN THIS NEIGHBORHOOD 13 HOMES IN THE COUNTRY 13 HOMES IN THE COUNTRY	7/16/12
Patricia Mrazek		PO Box Black Eagle 59414	100% Against	7/16/12
Audrey Miller		608 23rd St NE PO Box 37 Black Eagle 59414	100% Against	7/16/12
Mr. John Doe		PO Box 6531 GEORGETOWN 601 22nd St SE	Totally Against	7/16/12
Charles L. Valley		611-23rd St B.E.	81 homes in the neighborhood	7/17/12
Cynthia Miller		PO Box 37 608 23rd St Black Eagle	100% Against	7/17/12
Alison Oetters		2000 Chicago Ave Black Eagle	100% Against	7/17/12
Luke Zuelke		615 23rd Black Eagle MT	Extreme lack of planning Totally Against	7/17/12
Ann Murrell		1718 1/2 102 Ave	NOT EQUIPPED FOR IT	7/17/12
Dea J. Slanberg		" " "	" " "	7/17/12
Debbie Thomas		PO Box 333 1913 Mt Ave Black Eagle	unsubstantiated Infrastructure unable to handle	7-17-12
B. Grosseschi		PO Box 13 Black Eagle	Don't work	7/17/12
Terri Johnston		PO Box 6531 GEORGETOWN FAUCETT 59406		7/17/12

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.

Printed Name	Signature	Address	Comment	Date
Leah B. Olson	Leah B. Olson	611 22nd ST.	DONT WANT IT	7-17-2012
GARY GAMMAN	GARY GAMMAN	609 23rd ST	" "	7-17-12
Terry Guckeen	Terry Guckeen	621 1/2 23rd St.	STUPID TO EXTEND 23RD ST. TOO MANY HOUSES	7-17-12
Sam Whitcomb	Sam Whitcomb	636 23rd St.		7-17-12
Diane Guckeen	Diane Guckeen	625 23rd St		7-17-12
Vaughn Guckeen	Vaughn Guckeen	625 23rd St.		7-17-12
Tech Bergstad	Tech Bergstad	636 23rd St		7-17-12
Louise Hineberg	Louise Hineberg	2208 River Ave		7-17-12
Don Hesse	Don Hesse	641 22nd St	FOR FID	7-17-12
Alley Lindell	Alley Lindell	401 17th St	STREET & 1st AVE	7-17-12
Steve Lindell	Steve Lindell	416 17th St	STREET & 1st AVE	7-17-12
Frank Moss	Frank Moss	1715-1717 Smelter Ave		
Brian Ruckman	Brian Ruckman	700 Rex 162 Black Park		7-17-12

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.		
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.		

Printed Name	Signature	Address	Comment	Date
Carl D. Carlson	Carl D. Carlson	525 21st Black Eagle MT 59414	Against	7-16-2012
Donna Horst	Donna Horst	525 21st Black Eagle MT	Against	7-16/2012
Northridge	Northridge	1909 Colorado Ave Black Eagle, MT 59414	AGAINST	7/17/2012
Leanne	Leanne	1909 Colorado Black Eagle	59414 AGAINST	7/18/2012
Dennis Kelleher	Dennis Kelleher	Box 228 Black Eagle MT	59414 AGAINST	7-18-12
Robert Foltz	Robert Foltz	122 14th St Black Eagle MT 59414		7-18-12
Bonnie Kelleher	Bonnie Kelleher	122 14th St Black Eagle MT 59414		7-18-12
Jerie Foltz	Jerie Foltz	122 14th Street Black Eagle MT 59414		7/18/12
Amber Foltz	Amber Foltz	113 14th St Black Eagle, MT 59414		7-18-12
Cathy Schmitz	Cathy Schmitz	1221 Colorado Ave Black Eagle 59414		7-18-12
Bob & Carol	Bob & Carol	1922 14th St, Black Eagle, MT 59414		7-18-12
Thomas Crawford	Thomas Crawford	1925 Colorado Ave Black Eagle 59414		7-18-12
Chelsea Hale	Chelsea Hale	1927 Colorado Ave		7-19-12

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.

Printed Name	Signature	Address	Comment	Date
Tom Martin	[Signature]	2219 Summit Dr. Bt. Five Dept 1	Wait about the Black Eagle until not support project	7-17-10
Anthony Gahagan	[Signature]	619 23rd St Black Eagle	Black Eagle only not support project	7/17/10
Hazen Winters	[Signature]	Haven Whitewood 6016 23 ST Bk Eagle mt.		7/17/10
FRAVE Luke	[Signature]	601 21st ST.	Black EAGLE	7/17/10
Lance Melan	[Signature]	601 23rd St.	Black Eagle. NOT	7/17/10
Paul Fischer	[Signature]	1100 4th Ave N - GF Black Eagle Park	This Project is not right for the Potomac/Riverside or current R	7/17/10
Nancy K Brown	[Signature]	1901 1/2 Smecker Ave Black Eagle, MT 59414	This is not the right place for the project	7-17-10
Jennifer Tomlinson	[Signature]	1912 Cedar 1310 CH COOLE MT 59414	Interested about	7-17-10
LINDA MARTIN	[Signature]	2219 SUMMIT DRIVE BLACK EAGLE, MT 59414	While our too busy to do the community.	7-18-10
James H. [unclear]	[Signature]	2201 River Ave B5	Giving to fund for give money donation as 11/17-18-20	7-19-10
David HARRANT	[Signature]	" "	NO DON'T LIKE THIS BEING POSITION ON DEER	7-19-12

Consciously - Listen
to the BE People!



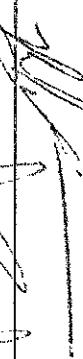
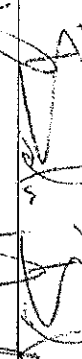
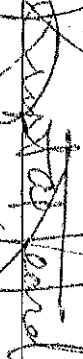
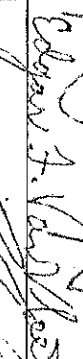


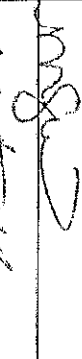


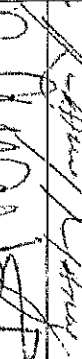
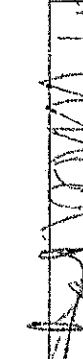
Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.

Printed Name	Signature	Address	Comment	Date
Terence Paul	<i>Terence Paul</i>	2233 Smelter Ave. Bldg 10	Approved - Vehicle Station	7/17/12
Stan A. Tabaracci	<i>Stan A. Tabaracci</i>	2225 Smelter Ave. Bldg 10	Opposed	7/17/12
James M. Mottishaw	<i>James Mottishaw</i>	2224 Smelter Ave. Bldg 10	Approved 1/11	7-17-12
Arthur E. Bredt	<i>Arthur E. Bredt</i>	2215 Smelter Ave. Bldg 10	Approved	7/17/12
Robert Talley	<i>Robert Talley</i>	2215 Smelter Ave. Bldg 10	Approved	7/17/12
David E. Mottishaw	<i>David E. Mottishaw</i>	2221 Smelter Ave. Bldg 10	Approved	7/17/12
William Mottishaw	<i>William Mottishaw</i>	2200 Smelter Ave. Bldg 10	Approved	7/18/12
Deane Mottishaw	<i>Deane Mottishaw</i>	2205 Smelter Ave. Bldg 10	Approved	7/18/12
Ruth Fischer	<i>Ruth Fischer</i>	1901 Smelter Ave. Bldg 10	Approved	7/19/12

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.		
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.		

Printed Name	Signature	Address	Comment	Date
Cathy Harnett		2201 River Ave	NO, NO & NO!!	7-18-12
Carol Harnett		2201 River Ave	HELL NO	7-18-12
Bob Pizzini		123 14th St B.E.		7-18-12
Brendon Baker		116 Riverview Blvd	100% Against	7/18/12
Krystal Heard		1917 Montana Ave	NO WAY! STAY AWAY	7/18/12
ED VAN VLEET		114-14 ST. B.E.		7/18/12
Mike Schneck		2525 16th St NE MT		7/18/12
Vienna Grussch		1700 Colorado Ave BE MT		7/18/12
Michelle Sullivan		17122 Avenir Dr Falls 59401		7/18/12
MATTHEW J. JARA		617 21st Street Circle	THINK IT A GOOD IDEA	7-18-12
Gregg Stahmer		1305 40 Ave NE		7/18/12
Harriet Harnett		129 19th St NE Black Eagle.	I don't want location is bad	7/18/12
Amanda Brown		1903 Smelter Ave. Eagle		7/19/12

Petition to Stop NeighborWorks from building the Copper Basin Major Subdivision

Petition summary and background	NeighborWorks is planning on building at least 21 homes on a parcel of land they are purchasing from the Moose Lodge. There will be a public hearing before the Cascade County Commissioners July 24, 2012 at 9:30 am.
Action petitioned for	We, the undersigned, are concerned residents of Black Eagle, we implore the Cascade County Commissioners to oppose the development of the NeighborWorks Major Subdivision in Black Eagle.

[illegible]